

AGENDA
CITY OF GRAPEVINE
BRIEFING SESSION
BOARD OF ZONING ADJUSTMENT
MONDAY, NOVEMBER 4, 2019, 6:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

II. BRIEFING SESSION

A. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the November 4, 2019 public hearing.

III. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT BRIEFING SESSION AGENDA WAS PREPARED AND POSTED ON THIS THE 28TH DAY OF OCTOBER 2019 AT 5:00 P.M.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, NOVEMBER 4, 2019, 6:15 P.M.
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

A. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-09 submitted by Mark Beatty, for property located at 306 East Dallas Road and consideration of same.

IV. NEW BUSINESS

Board of Zoning to consider 2020 Meeting Agenda Schedule, and take any necessary action.

V. Board of Zoning Adjustment to consider the minutes of the October 14, 2019 meeting and take any necessary action.

VI. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT MEETING AGENDA WAS PREPARED AND POSTED ON THIS THE 28TH DAY OF OCTOBER 2019 AT 5:00 P.M.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

MEMORANDUM

DEVELOPMENT SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \ BUILDING OFFICIAL
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA19-09
306 E. DALLAS ROAD

MEETING DATE: **MONDAY, NOVEMBER 4, 2019**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment approve the following special exception to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 306 E. Dallas Road, platted as Lot 1, Block 1, Darrell Estates as follows:

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use.

The applicant is requesting a special exception to allow for one projecting wall sign, to be placed on the subject structure as shown on the building elevations.

SPECIAL CONDITION:

Staff finds that a special condition does exist for the applicant's special exception request. Specifically, the zoning ordinance, as currently written, does not support the placement of this type of sign at this location relative to the current zoning of the subject property. Given the approved layout of the site, there is no location to place a sign on site that meets the current signage standards regulations other than on the structure. This property, located within the Dallas Road Transit District Overlay, received a special exception from the Board at the August 6, 2018 meeting which approved a site design/layout developed in the spirit of the transit district guidelines that were in development at that time; strict adherence to the zoning ordinance for the subject property would have been in conflict with the Transit District Overlay design guidelines relative to density, coverage, setbacks and the placement of off-street parking.

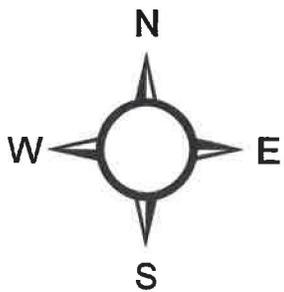
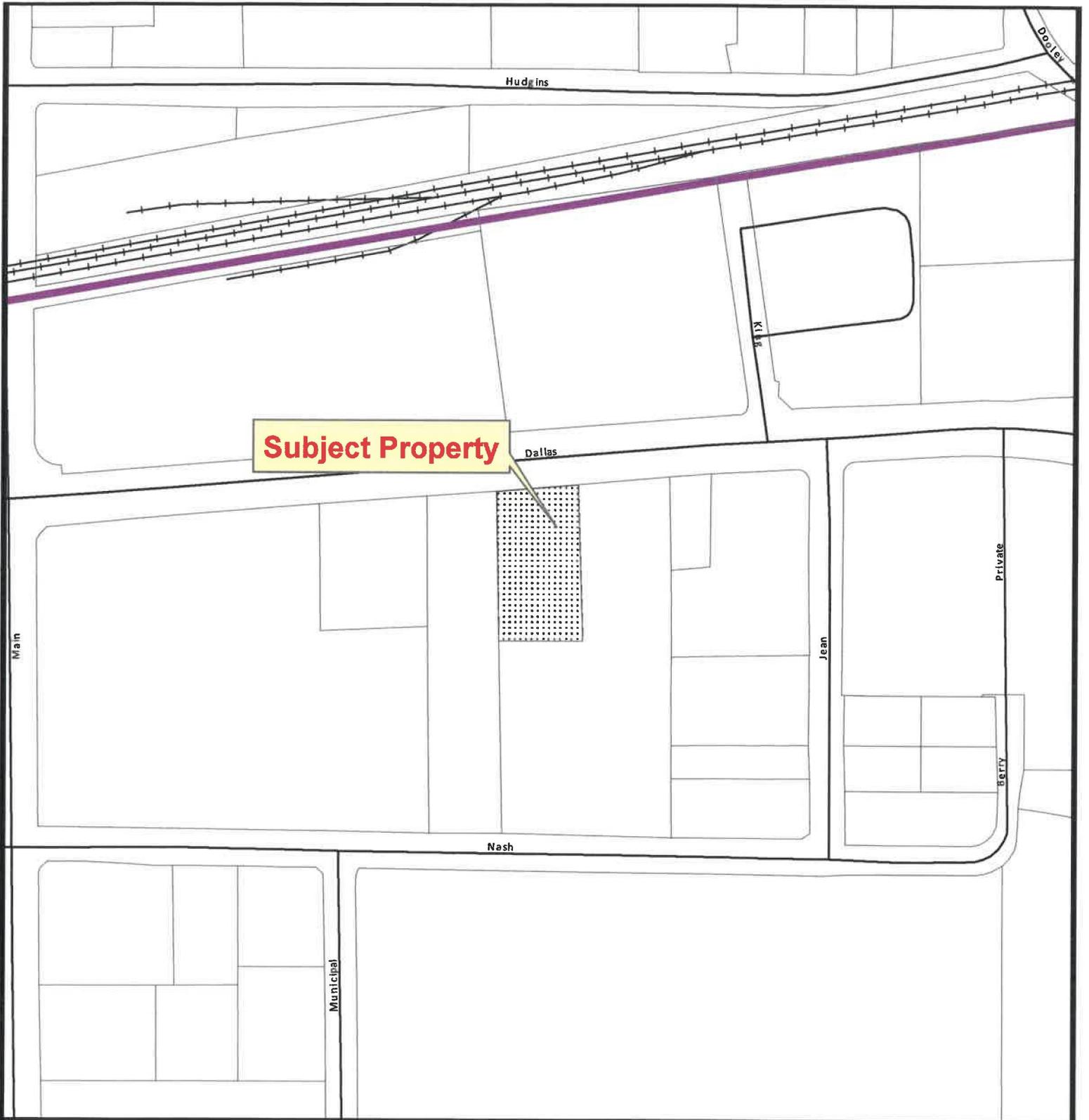
BACKGROUND INFORMATION:

The subject property received a special exception from the Board at the August 6, 2018 meeting to allow the site to be developed as shown on the site plan. The property owner, Mr. Darrell Rogers, graciously withheld development of the property at staff's request while the Dallas Road corridor design guidelines were under development. The previously

approved special exception request allowed Mr. Rogers to move forward with the development of the property within the spirit and intent of the developing design guidelines which were eventually approved in February, 2019. Development of the property under the current "LI" Light Industrial District standards would have led to the creation of a property that would negatively detract from those that will eventually develop in the immediate and surrounding area under the new guidelines.

The subject sign will be attached on the northern elevation near the eastern edge of the building and project three feet northward away from the building. The total length of the sign is ten feet and comprises approximately 22.5 square feet. There is a separation distance of 19 feet from the ground to the bottom of the sign.

A building permit was issued on the subject property October 1, 2019.



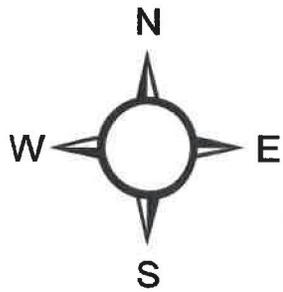
BZA19-09
306 EAST DALLAS ROAD

1 inch = 200 feet



Subject Property

Dallas



BZA19-09
306 EAST DALLAS ROAD

1 inch = 60 feet

BZA 1909

19-3679

SEP 10 2019

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

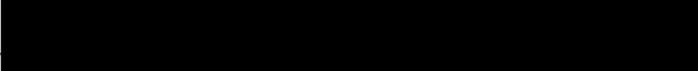
1. APPLICANT:

NAME: MARK BEATTY

ADDRESS: 1225 S. MAIN STREET, SUITE 300

CITY/STATE: GRAPEVINE TEXAS ZIP: 76051

HOME: 817-545-2467 WORK: 817-371-2467 MOBILE: 817-371-2467

FAX: N/A E-MAIL: 

2. PROPERTY OWNER(S):

NAME: DARREN ROGERS

ADDRESS: 1225 S. MAIN STREET, SUITE 300

CITY/STATE: GRAPEVINE TEXAS ZIP: 76051

HOME: N/A WORK: 817-527-7820 FAX: N/A

3. LEGAL DESCRIPTION (SUBJECT PROPERTY):

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 306 EAST DALLAS ROAD, GRAPEVINE, TX 76039

LOT: 5 BLOCK: 53 SUB-DIVISION: ORIGINAL TOWN OF GRAPEVINE VOL. 309, Pg. 72

4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. Requesting a special exception allowing the existing non-residential structure to remain as developed in addition to site improvements as shown on the plot plan.

5. — STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

OUR REQUEST IS BASED ON THE SIZE OF THE SIGN REQUIRED TO MATCH THE ELEVATION OF THE STRUCTURE AND ONE CAN NOT BE CREATED THAT COMPLIMENTS THE STRUCTURE WITH ONLY 12" OF DEPTH

6. — EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

DL ROBER COMPLETELY RESTRUCTURED OUR PROJECT TO MATCH THE DESIRED LOOK & FEEL OF THE TRANCT DISTRICT AT SIGNIFICANT COST AND WE WOULD ASK THAT THIS SMALL VARIANCE BE GRANTED.

7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Mark Berry

APPLICANT SIGNATURE 

OWNER (PRINT) Doreen Rogers

OWNER SIGNATURE 

The State of Texas

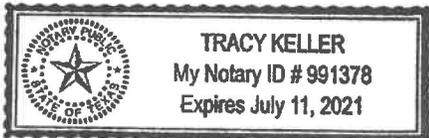
County of TARRANT

Before me Tracy Keller on this day personally appeared MARK BEATHY known to me (or proved to me on the oath of TX D.L. 08906726 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of September, A.D. 2019.

SEAL

Tracy Keller
Notary Signature



The State of Texas

County of TARRANT

Before me Tracy Keller on this day personally appeared DAIRRELL ROGERS known to me (or proved to me on the oath of TX D.L. #13486052 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of September, A.D. 2019.

SEAL

Tracy Keller
Notary Signature



replacement cost of the structure, on the date of the damage, the right to operate such nonconforming use shall terminate.

- f. The right to maintain or operate a nonconforming use may be terminated by the Board of Adjustment in accordance with provisions of Section 67A of this Ordinance.

E. CHANGING NONCONFORMING USES:

1. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
2. The Board of Adjustment may grant a change of use from one nonconforming use to another nonconforming use provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted, or provided that such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a nonconforming use. Upon review of the facts in accordance with Section 67A, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.
3. The Board of Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.

- F. LIMITATIONS ON CHANGING NONCONFORMING USES: No nonconforming use shall be changed to another nonconforming use, which requires more off-street parking spaces or off-street loading space than the original nonconforming use, unless additional off-street parking and loading space is provided so as to comply with the requirements of Sections 55 and 56.

The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing on the effective date of this Ordinance.

No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, October 14, 2019, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
Doug Anderson	Member
George Dalton	Member
Jonathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:01 P.M.

NEW BUSINESS

Albert Triplett and Ron Stombaugh briefed the Board of Zoning Adjustment regarding the items scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, John Sheppard made a motion to adjourn. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson, Gaspard, Borley
Nays: None
Absent: None

The Briefing Session was adjourned at approximately 6:15 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF NOVEMBER 2019.

APPROVED:

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, October 14, 2019, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
Doug Anderson	Member
George Dalton	Member
Jonathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:17 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA19-07, JERRY KOHLSCHEEN, 1239 PINE STREET

The first item for the Board of Zoning Adjustment to consider was BZA19-07 submitted by Jerry Kohlscheen for property located at 1239 Pine Street, platted as Lot 7, Block 2, Sky Harbor Addition.

Section 43.E.3., “Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant requested the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that staff found a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1954 predating the City’s first zoning ordinance adopted in 1955. Currently and as proposed the site was noncompliant with the current Zoning

Ordinance (82-73) relative to the required six-foot (6') side yard setback adjacent to the south property line. The proposed expansion of the dwelling did not exacerbate the existing side yard setback adjacent to the south property line of approximately five-feet (5').

Mr. Triplett stated that the applicant intended to expand the existing dwelling to 2,675-square feet by adding an approximate 540 square-foot, one room, one story addition to the east side of the dwelling within the rear yard adjacent to the south property line.

With no questions for Mr. Triplett, Jerry Kohlscheen, of 1239 Pine Street, Grapevine, Texas, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Kohlscheen, James O'Hara of 1233 Pine Street, Grapevine, Texas took the Oath of Truth; he stated he was in favor of the proposed improvements.

With no questions for Mr. O'Hara and no additional speakers, Ben Johnson made a motion to close the public hearing. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

Ben Johnson made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1954 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed the site was noncompliant with the current Zoning Ordinance (82-73) relative to the required six-foot (6') side yard setback adjacent to the south property line. The proposed expansion of the dwelling did not exacerbate the existing side yard setback adjacent to the south property line of approximately five-feet (5'). John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

Absent: None

BOARD OF ZONING ADJUSTMENT CASE BZA19-08, JASON DREW, 530 EAST WORTH STREET

The next item for the Board of Zoning Adjustment to consider was BZA19-08 submitted by Jason Drew for property located at 530 East Worth Street, platted as Lot 8, Block 110, College Heights Addition.

Section 15.F.2., “R-7.5” Single Family District, Density Requirements, requires a minimum lot area of 7,500 square feet. The applicant requested a variance of 500-square feet allowing a lot area of 7,000 square feet for an existing lot.

Section 15.G.1, “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. The applicant requested a variance of nine-feet (9’) allowing a front yard depth of 21-feet for an existing lot.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of sixty-five (65’) feet. The applicant requested a variance of fifteen-feet (15’) allowing a lot width of fifty-feet (50’) for an existing lot.

Section 42.D. Supplementary District, Corner Lots requires the side yard setback on a side street to be a minimum of fifteen-feet (15’). The applicant requested a variance of five-feet (5’) allowing a side yard setback of ten-feet (10’) along the east property line for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City’s first zoning ordinance adopted in 1955. Developed and platted property and right of-way existed adjacent to the subject site along the west and east property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements.

Mr. Triplett stated that the property owner intended to expand the existing dwelling to 2,169-square feet. The proposed expansion included an approximate 30 square-foot covered porch and a 924 square-foot, two room, one story addition to the south side of the dwelling. A new 424 square-foot detached garage was proposed in the rear yard adjacent to the south and west property lines with access to Austin Street. Mr. Triplett explained that the Historic Preservation Commission approved CA19-61 at their July 24, 2019 meeting.

With no questions for Mr. Triplett, Jason Drew, of 1408 Mockingbird Drive, Grapevine, Texas, took the Oath of Truth: he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Drew and no additional speakers, George Dalton made a motion to close the public hearing. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard made a motion that a special condition existed for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the subject site along the west and east property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard then made a motion to grant the following variances to "R-7.5" Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 7,000 square feet for an existing lot; and a motion with regard to R-7.5" Single Family District, Area Regulations: Section 15.G.1., allowing a front yard depth of 21-feet for an existing lot; Section 15.G.4., allowing a lot width of fifty (50') feet for an existing lot; and a motion with regard to Section 42.D. Supplementary District, Corner Lots, allowing a side yard setback of ten-feet (10') along the east property line for an existing lot. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

BOARD OF ZONING ADJUSTMENT CASE BZA19-09, MARK BEATTY, 306 E. DALLAS ROAD

The next item for the Board of Zoning Adjustment to consider was BZA19-09 submitted by Mark Beatty for property located at 306 East Dallas Road, Tract 30A, William Dooley Survey, A-422.

Mr. Stombaugh explained that the applicant requested that BZA19-09 be Tabled until the November 4, 2019 Board of Zoning Adjustment meeting due to a previous commitment.

With no questions for Mr. Stombaugh, and no additional speakers, Doug Anderson made a motion to Table BZA19-09. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the October 14, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the October 14, 2019, Briefing Session. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

Ben Johnson made a motion to accept the minutes of the October 14, 2019, Public Hearing. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

ADJOURNMENT

With no further discussion, George Dalton made a motion to adjourn. John Sheppard seconded the motion, which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

The meeting was adjourned at approximately 6:33 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF NOVEMBER 2019.

APPROVED:

CHAIRMAN

SECRETARY

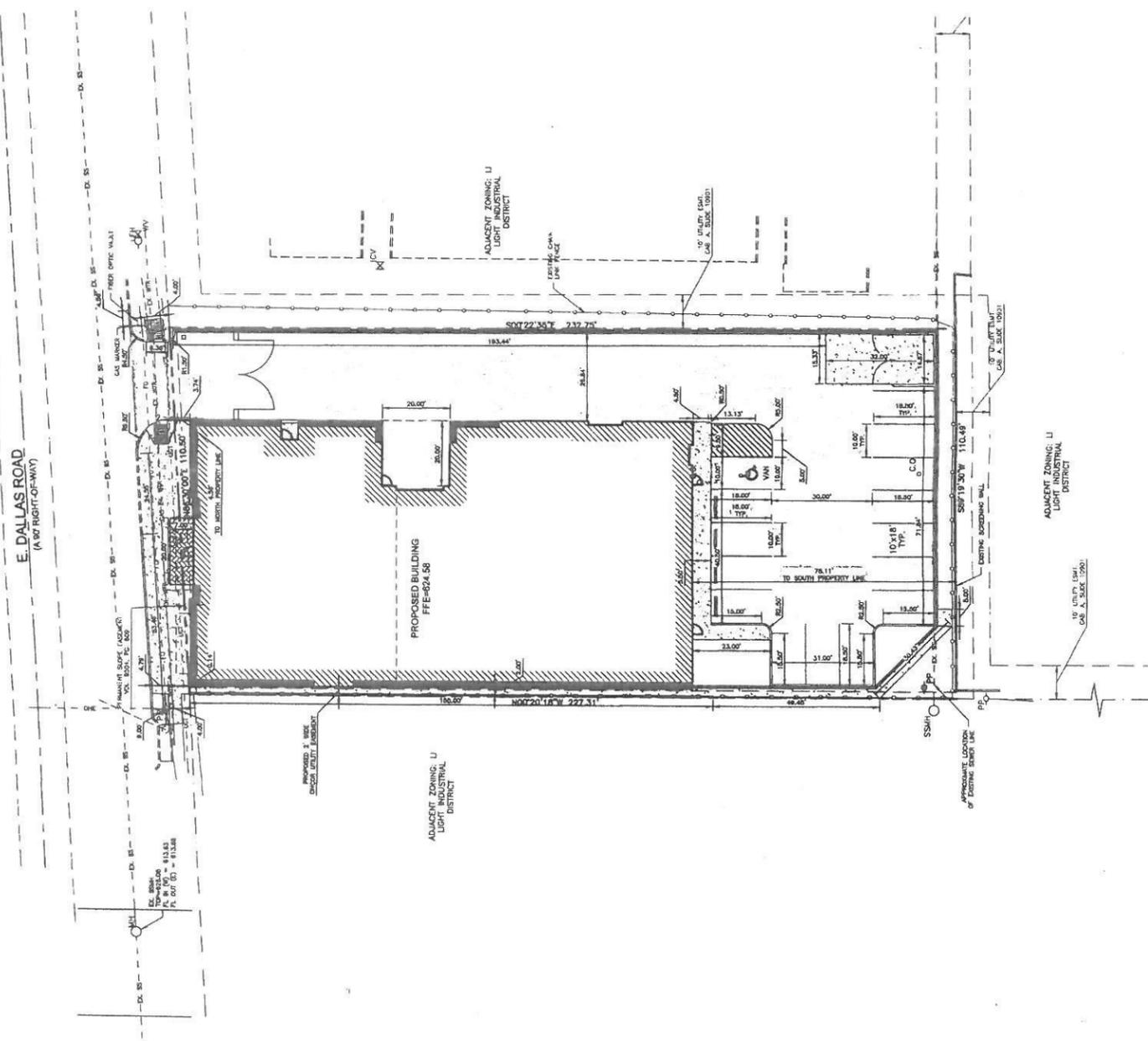


*** STOP! CALL BEFORE YOU DIG! ***
 ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE UTILITY OWNERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY OWNERS PRIOR TO CONSTRUCTION.

NOTE:
 * THESE STRINGS EXIST FOR REUSE DISPOSAL. SHALL BE PERMITTED REUSE DISPOSAL AREAS SHALL BE UNDESIGNED AND SCREENED FROM PUBLIC VIEW.
 * MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE VIBRATION AND NOISE. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
 * THE MASONRY REQUIREMENTS OF SECTION 54 SHALL BE MET.
 * ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 * ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

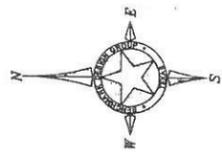
PARKING TABLE	
MEETING (4,075 SF): 1 SPACE/ 300 SF	14 SPACES REQUIRED
WAREHOUSE/STORAGE (8,848 SF): 1 SPACE / 2000 SF	4 SPACES REQUIRED
CARTYARD'S QUARTERS: 2 SPACES/ DWELLING	2 SPACES REQUIRED
TOTAL SPACES REQUIRED	20 SPACES
TOTAL SPACES PROVIDED	15 SPACES (1,176 SF)

PROJECT DATA	
CLIENT: D.L. ROGERS COMPANIES	
PROJECT NO: 308 E. DALLAS ROAD	
LOCATION: LOT 1, BLOCK 1	
OWNER: D.L. ROGERS	
LAND AREA: 0.98 AC (25,348 SF)	
TOTAL BUILDING FOOTPRINT: 11,892 SF	
TOTAL USABLE AREA: 16,331 SF	
BUILDING HEIGHT: 50 FT (MAX)	REQUIRED
F.A.R. STORIES: 0.5	41 FT
BUILDING COVERAGE: 50% (MAX)	0.64
IMPERVIOUS BUILDING: 85% (MAX)	46.8%
PARKING LOT: 10,326 SF	99,32%
SOFTWALK: 2,004 SF	10,32%
OPEN SPACE: 15% (MIN.)	4,63%



LEGEND

TEL. FEED	EXISTING TELEPHONE PEDSTAL
C.O.D.	EXISTING CLEANOUT
WM	EXISTING WATER VALVE
WM-B	EXISTING WATER METER
WM-O	EXISTING SAN SEWER MANHOLE
PH-O	EXISTING POWER POLE
PH-O	EXISTING PRE-INSTANT
PH-O	EXISTING OVERHEAD ELECTRIC LINE
PH-O	EXISTING WATER LINE
PH-O	EXISTING SAN SEWER LINE
---	PROPERTY LINE



- SITE NOTES:**
- BOARD OF ADJUSTMENTS APPROVAL OF BZA18-06 ON AUGUST 6, 2018 FOR SPECIAL EXCEPTION TO ALLOW A NON-RESIDENTIAL STRUCTURE TO BE DEVELOPED AS SHOWN ON THE SITE PLAN OF BZA18-06.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDINGS, DRIVEWAYS, EXITS, FENCES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING FOOTPRINTS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPUTS.
 - ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - ALL CURB PAINT SHALL BE TO BLACK OR CUBEL.
 - ALL CURB PAINT SHALL BE TO BLACK OR CUBEL.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
 - THE EARTHWORK FOR ALL BUILDING SUBS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONSTRUCTION OF SUBS.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL PAVEMENT MARKING PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING", WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT. SEE UTILITY PLAN.
 - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTIES. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
 - THE MASONRY REQUIREMENTS OF SECTION 54 SHALL BE MET.
 - ALL ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET.

NOTICE TO CONTRACTORS

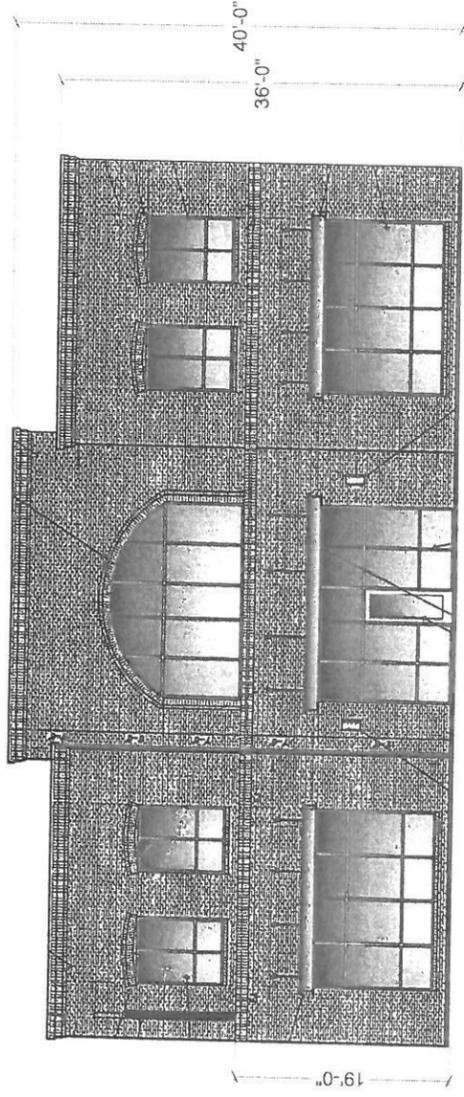
- These plans are subject to review and approval by the jurisdiction having authority.
- Contractor shall verify the accuracy of all information shown on these plans.
- The contractor shall notify the engineer, in writing, of any errors or omissions on these plans.
- The contractor shall be responsible for obtaining all necessary permits and approvals.
- If the contractor is unable to obtain any necessary permits or approvals, he shall notify the engineer, in writing, immediately. The engineer and owner shall be notified of the contractor's inability to obtain the necessary permits or approvals.
- The contractor shall be responsible for the safety of all workers and the public during the construction of the project.
- The contractor shall be responsible for the protection of all existing utilities and structures.

NOTE: If discrepancies occur between these plans and the information shown on the plans and locations shown in the field, the contractor shall verify the accuracy of the information shown on the plans and locations shown in the field.

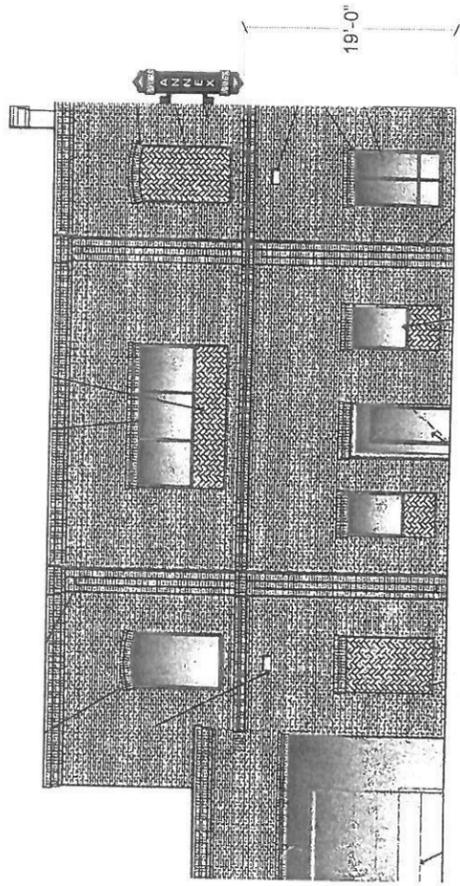
D.L. ROGERS CORPORATE ANNEX
 306 E. DALLAS ROAD, GRAPEVINE, TEXAS
 DIMENSIONAL CONTROL PLAN

BENCHMARK DESIGN GROUP
 DRAWN BY: AES
 CHECKED BY: ELS
 DATE: FEB. 2018
 JOB NO: 2018.005
 SHEET NO. C-2

ELEVATIONS - SAMPLES

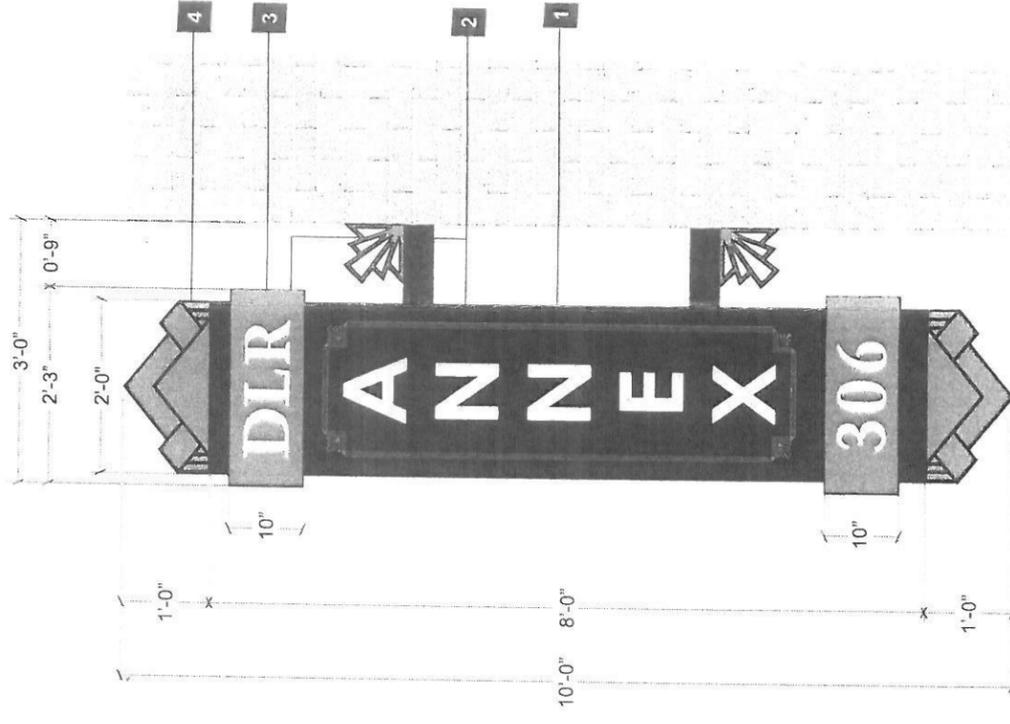


ELV.1 NORTH ELEVATION
SCALE: 3/32" = 1'



ELV.2 EAST ELEVATION
SCALE: 3/32" = 1'

BLADE SIGN



001 BLADE SIGN
SCALE: 3/4" = 1'